

IN RE: PETITION FOR SPECIAL HEARING
NE/S Yorkway 420' NW c/L
Leeway
(2517 Yorkway)
12th Election District
7th Councilmanic District
Contract Purchaser: Landex Corp.
Legal Owner: Ronald Gajewski
et ux

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve the nonconforming use of the subject property as a four unit apartment building in a D.R. 10.5 zone as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by the Contract Purchaser, Landex, Inc., represented by David G. Johnston, appeared, testified and was represented by John B. Contrum, Esquire. Also appearing and testifying on behalf of the Petition were Griffith Davis, a community representative, and Douglas Kennedy, a registered professional engineer, with KCM Consultants, Inc., who prepared Petitioner's Exhibit 1. Petitioner's Exhibit 1 contains additional notations placed thereon by the attorney for the Petitioner. The current property owner, Mr. Ronald Gajewski, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 2519 Yorkway, was improved by a four unit apartment building in 1943 or 1944. Testimony indicated that there are two units on the first floor of the building and two units on the second floor. The remaining portion of the basement is improved with storage and utility space. Tax records submitted evidenced that the subject building has been assessed over the years

and transferred as at least a four unit building continuously and without interruption since approximately 1944. Testimony and evidence presented substantiates that the building was originally constructed as a four unit apartment building and has been used consistently as a four unit apartment building since its original development. The evidence tends to indicate the subject property was zoned "D" residential during the 1945 Baltimore County Comprehensive Zoning. The evidence further establishes that the exterior parameters of the building have not changed or been altered since the original construction.

Numerous other cases have been considered over the years for nonconforming use in the immediate vicinity. Affidavits from those cases also were introduced by Petitioner and indicate that the Yorkway units were all built at about the same time in 1943 or 1944 as four unit apartment buildings. Over the years some buildings have added additional units in the basement area. In almost every case, without exception, nonconforming uses have been granted for at least four units. Case No. 89-103-SPH was decided in September, 1988 for 2532 Yorkway for a similar building in the next block. Additionally, Case Nos. 88-14-SPH and 86-290-SPH found that nonconforming uses existed for at least four apartments since prior to 1945. In the instant case, the Petitioner requests a nonconforming use for the original four apartment units only.

The first issue to be determined in a nonconforming use case is whether or not the property in question was legally and permissibly developed prior to the statutory change which created the alleged nonconforming status. The four unit apartment building in the instant case was constructed prior to the adoption of the 1945 zoning regulations. This prop-

erty is often referred to by the Petitioner and in this Opinion as an apartment building. This building is an apartment house as that term was defined in the original Baltimore County Zoning Regulations (B.C.Z.R.). That term was then defined as:

"A detached building used and/or arranged for occupancy as dwellings for three or more families as separate housekeeping units. All such housekeeping units shall have utility in use and be supplied, in common, with heat, sewerage and/or other public convenience or utilities."

There is evidence of heat and public utilities in common. Therefore, the building does comply with the "D" residential zoning placed on the land on January 2, 1945 for an apartment house.

The Petitioner has established that the building existed prior to January 2, 1945 or the beginning of zoning regulations.

The second principal to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the property. A determination must be made as to whether or not any change that has occurred is a different use and therefore breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered nonconforming. See *McKemy v. Baltimore County, Md.*, 39 Md. App. 257, 385 A2d. 96 (1978).

Clearly, the use of the subject property has not changed since 1944. The property has always been a four unit apartment building and there have been no changes or interruptions in that use. The subject property was also in compliance with the original "D" residential zoning for an apartment house for four (4) apartment units.

The Petitioner does not claim an expansion of this use beyond the original four apartments. The evidence establishes the apartments in

the subject building have been occupied continuously and without interruption since approximately 1944.

Pursuant to the advertising, posting of the property and public hearing held and for reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner of Baltimore County, Maryland, this 29th day of December 1988 that the Petition for Special Hearing to approve the nonconforming use of the subject property as a four unit apartment building in a D.R. 10.5 zone as more particularly described in Petitioner's Exhibit 1, be and the same is hereby GRANTED.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:mmm
cc: Peoples Counsel
John B. Contrum, Esquire, 809 Eastern Boulevard, Essex, Md. 21221

ORDER RECEIVED FOR FILING
Date 12/29/88
By J. Robert Haines

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ORDER RECEIVED FOR FILING
Date 12/29/88
By J. Robert Haines

-4-

-3-

-2-

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

December 29, 1988

Dennis F. Rasmussen
County Executive

John B. Contrum, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

RE: Petition for Special Hearing
Case #89-251-SPH
Contract Purchaser: Landex Corporation
Legal Owner: Ronald Gajewski, et ux

Dear Mr. Contrum:

Enclosed please find the decision rendered on the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,
J. Robert Haines
Zoning Commissioner

JRH:mmm
att.
cc: Peoples Counsel

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as a legal nonconforming use the following buildings (each with four apartments) located on Yorkway, Baltimore County, Maryland (#2513, #2515, #2517, #2519, #2521).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Judith S. Siegel, President
(Type or Print Name)
Signature
Landex Corporation
499 CHARLEVILLE ROAD, Bldg. 6
Address
Warwick, R.I. 02886
City and State

Legal Owner(s):
Ronald Gajewski, et. ux.
(Type or Print Name)
Signature
X *Ronald Gajewski* 288-4372
(Type or Print Name)
Signature
7713 Charlesmont Road
Address
Baltimore, Maryland 21222
City and State

Attorney for Petitioner:
John Contrum
(Type or Print Name)
Signature
809 Eastern Blvd.
Address
Essex, Md. 21221
City and State

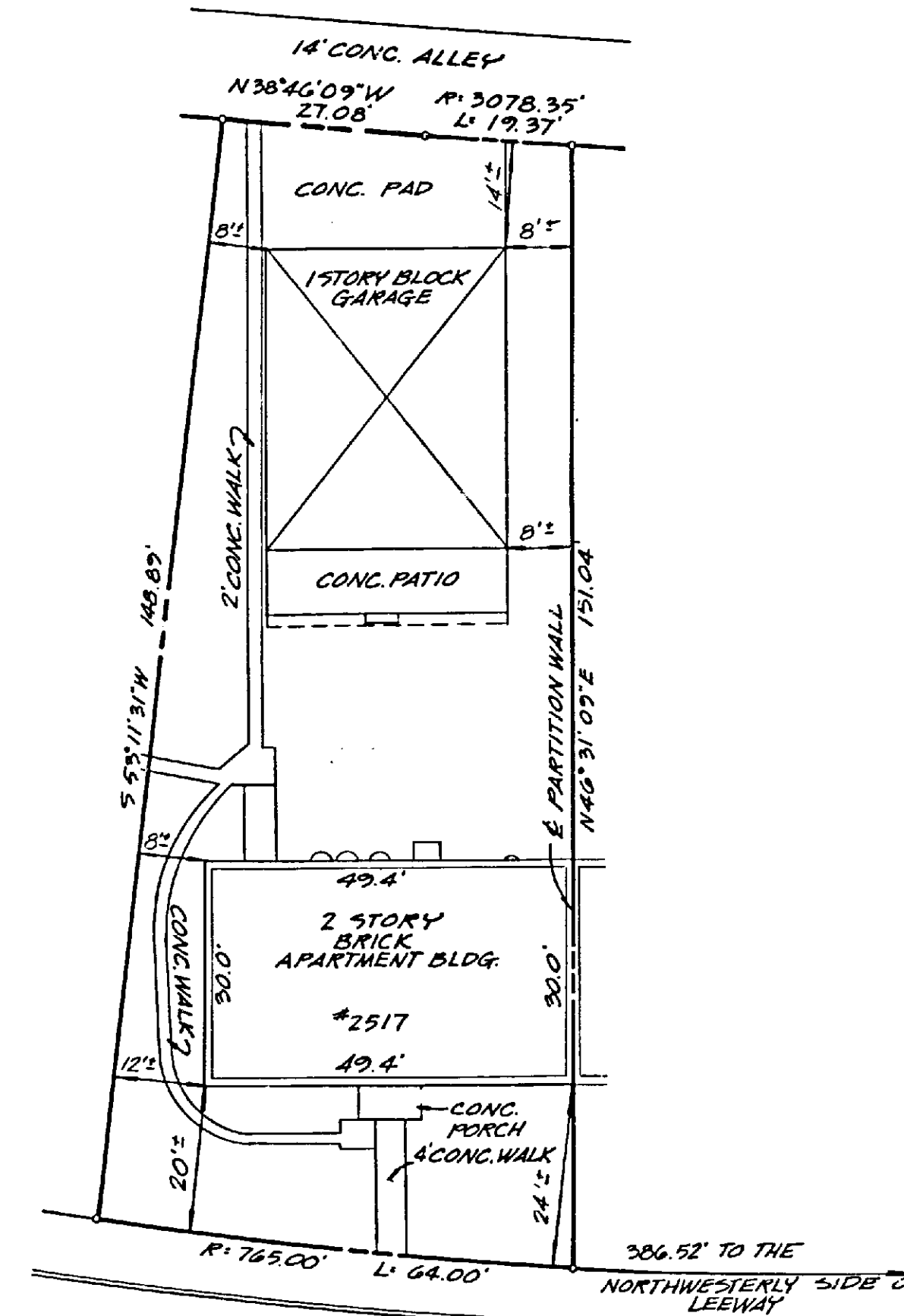
Attorney's Telephone No.: 301-686-8274

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING 1 Day (over)
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: ucr DATE 1/1/89



PART OF BLOCK NO. 8
PLAT NO. 4 OF "DUNPARK"
C.W.B. JR. 12, FOLIO 63

**PETITIONER'S
EXHIBIT 7**

KCM Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerceville, Suite 175
Baltimore, Maryland 21208
(301) 494-0963

PLAT TO ACCOMPANY DESCRIPTION
#2517 YORKWAY
12th ELECTION DISTRICT
BALTIMORE COUNTY, MD.

SCALE: 1"=20' DATE: NOV. 21, 1988

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

December 29, 1988

Dennis F. Rasmussen
County Executive

Community Development Administration
45 Calvert Street
Annapolis, Maryland 21401

Benton Mortgage Company
5731 Lyons View Drive
Nashville, Tennessee 37919

RE: Yorkway Apartments

Gentlemen:

I have this day taken testimony and evidence with respect to the following Yorkway Apartment Buildings:

2513 Yorkway
2515 Yorkway
2517 Yorkway
2519 Yorkway
2521 Yorkway
2526 Yorkway
2611 Yorkway
2613 Yorkway
2625 Yorkway
2626 Yorkway
2627 Yorkway
2629 Yorkway
2504 Yorkway
2510 Yorkway
2511 Yorkway

Based on the testimony and evidence presented, I am issuing findings of fact and conclusion of law indicating that these buildings all have legal nonconforming uses as four unit apartment buildings.

The following properties 2609 Yorkway, 2619 Yorkway, 2527 Yorkway and 2529 Yorkway have all previously been found to have legal nonconforming uses. To my knowledge, there are no zoning violations outstanding on any of these buildings, and they may continue as four unit apartment buildings in conformance with the laws and regulations of Baltimore County.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm

Kennedy, P.E.
K. Woody, L.S.

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerceville, Suite 175
Baltimore, Maryland 21208

(301) 484-0854 / 484-0963

November 29, 1988

PETITIONER/CONTRACT PURCHASER:

LANDEX CORPORATION
250 Centerville Road, Bld. 'F'
Warwick, Rhode Island 02886
Attn: Ms. Judith Siegel
(401) 732-5430

PROPERTY DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL HEARING
12th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINDING for the third thereof, at a point on the southwesterly line of Block 8, which is also the northeasterly line of Yorkway as now laid out, distant 386.52 feet northeasterly measured along the said southwesterly line of Block 8 from the northeasterly line of Leeway as now laid out 60 feet wide, all as shown on said plat, and running thence north 46 degrees 31 minutes 09 seconds east 151.04 feet, part of which distance is intended to be along the center line of a partition wall there situate, to intersect the southwesterly line of a 14 foot alley there situate, thence binding on the southwesterly line of said alley the two following courses and distances: northeasterly on a curve to the right, with a radius of 3076.35 feet for a distance of 19.37 feet and north 38 degrees 46 minutes 09 seconds west 27.08 feet, thence south 53 degrees 11 minutes 31 seconds west 148.89 feet to intersect the aforesaid southwesterly line of Block 8, thence binding on the said southwesterly line of Block 8, southeasterly on a curve to the left, with a radius of 765.00 feet, for a distance of 64 feet to the place of beginning, the improvements thereon being known as No. 2517 Yorkway.

#2517 YORKWAY Acc. # 12-13-043441

John M. Cosarquis, L.S. (Ret.)

Item # 218

8753

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 12/6/88
Posted for: Special Hearing
Petitioner: Landex Corporation - Ronald Gajewski, et ux
Location of property: NE/S Yorkway, approx. 2517 Yorkway
Location of Signs: Facing Yorkway, approx. 2517 Yorkway
Remarks: on property of Publians
Posted by: M. Siegel Date of return: 12/8/88
Number of Signs: 1

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

December 8, 1988

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hearings - Case #89-251-SPH - P.O. #07725 - REQ. #M20485 - 80 Lines @ \$40.00. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 8th day of December 1988; that is to say, the same was inserted in the issues of Dec. 8, 1988

Kimbel Publication, Inc.
per Publisher.

By K.C. Oshe

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 9, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 8, 1988.

THE JEFFERSONIAN,

S. Zerbe Oshe
Publisher

PO 07740
NY M20484
case 89-251-SPH
price \$55.63

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

John B. Contrum, Esq.
809 Eastern Boverland
Essex, Maryland 21221

DEC 12 1988



Dennis F. Rasmussen
County Executive

RE: Petitions for Special Hearing
CASE NUMBERS: 89-249-SPH thru 89-264-SPH
Your Client: Landex Corporation
Date of Hearing: Thursday, December 29, 1988 at 9:00 a.m.

Dear Mr. Contrum:

Please be advised that \$1,450.00 is due for advertising and posting of the above referenced properties. All fees must be paid prior to the hearings. Do not remove the sign and post set(s) from the properties.

THIS FEE MUST BE PAID ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearings are scheduled to begin.

Please note that due to the number of signs to be returned, there will be no need for your client to remove and return the signs, as this office will do same.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Mr. Walter Stealey
Ms. Judith S. Siegel
File

* \$90.63 each property

AFFIDAVIT OF NANCY CAPECCI

I, NANCY CAPECCI, hereby certify that I am over 18 years of age and am competent to testify as follows:

1. My husband and I first purchased 2528 Yorkway in 1946 and lived there from 1947 through 1962. We continued to own that property until 1985, but rented it between 1962 and 1985. I reacquired the property in 1987.

2. During the period of time that I lived at 2528 Yorkway, as well as the period that I was visiting the property on a weekly and sometimes a daily basis in my capacity as a landlord, I was acquainted with the other properties along Yorkway.

3. I have testified in Case Number 89-103 and have given an Affidavit in that case. My testimony and Affidavit are correct with respect to the facts recited. In Case Number 89-103-SPH I identified the flier, a copy of which is attached hereto and made a part hereof as part of the original advertising for the premises along the 2500 and 2600 Yorkway.

4. All of the apartment buildings in the 2500 and 2600 block of Yorkway were originally built prior to 1945 as four unit apartments. Some of the units had basement apartments or later added basement apartments to them.

5. I have also testified in Case Number 88-14-SPH before the Board of Appeals with respect to 2619 Yorkway, and feel competent to testify that all of these buildings which are the subject to the case here today were originally built prior to 1945 as four

PETITIONER'S
EXHIBIT 3A

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 89-251-SPH
NE/S Yorkway, 420' NW of c/l of Leeway (2517 Yorkway)
12th Election District - 7th Councilmanic
Legal Owner(s): Ronald Gajewski, et ux
Contract Purchaser(s): Landex Corporation
HEARING SCHEDULED: THURSDAY, DECEMBER 29, 1988 at 9:00 a.m.

SPECIAL HEARING: Nonconforming use of 2517 Yorkway (four apartments).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

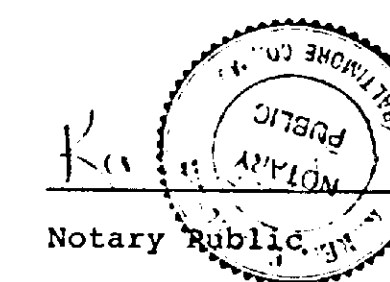
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

unit apartment buildings and during the period in which I lived and leased my units these buildings were continuously and uninterruptedly used for at least four apartments.

NANCY CAPECCI

STATE OF MARYLAND, County of Baltimore, to wit:
I HEREBY CERTIFY, That on this 9th day of December, 1988, in the year one thousand nine hundred and eighty-eight, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared NANCY CAPECCI known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My Commission expires:

12/31/90

VETERANS' ATTENTION

THE MOST SENSATIONAL OFFER EVER MADE
BRICK APARTMENT HOUSES
4 Individual Apartments in Each House.
EACH APARTMENT HAS

SEPARATE ENTRANCE FROM MAIN HALLWAY
LARGE LIVING ROOM 15 FEET 8 INCHES WIDE BY 17 FEET 8 INCHES LONG
LARGE BEDROOM 12 FEET 8 INCHES LONG AND 10 FEET 8 INCHES WIDE, BEDROOM HAS TWO SEPARATE CLOSETS FOR CLOTHES
LARGE BATHROOM WITH BATHTUB AND SHOWER BATH AND LARGE LINEN CLOSET
BIRCHWOOD WITH BULEIN CABINETS, LINOLITUM, GAS RANGE AND WESTHOUSE ELECTRIC REFRIGERATOR
HOT WATER HEATING PLANT WITH SEPARATE THERMOSTAT IN EACH APARTMENT
SEPARATE STORAGE ROOM IN BASEMENT FOR EACH APARTMENT
LAUNDRY TUBS AND TOILET IN BASEMENT, HARDWOOD FLOORS AND SUB FLOORS
CHURCHES OF ALL DENOMINATIONS, PLATOONISTS AND HOSTESS SHOPPING CENTER NEARBY, AND A NEW MILLION DOLLAR HIGH SCHOOL WITHIN TWO BLOCKS. BALT WATER PARKING BEACH WITHIN FIVE MINUTE RIDE.
COUNTEIL HOUSES INCLUDING CHURCH
CENTER HOUSES ADJACENT SOUTHWEST

BUILT IN 1949
CONSTRUCTION OF THESE HOMES WAS SUPERVISED AND INSURED BY
FEDERAL HOUSING ADMINISTRATION

IF YOU MAKE A CASH PAYMENT OF \$500.00 AND FINANCE YOUR MORTGAGE UNDER VETERANS ADMINISTRATION APPROVED PLAN, YOUR INCOME AND EXPENSES WOULD BE AS FOLLOWS:
Your rent received from two apartments at \$13.00 per month \$ 26.00
Your rent received from two apartments at \$13.00 per month \$ 26.00
TOTAL RECEIVED PER MONTH \$ 52.00
THESE ARE O.K. A. APPROVED RENTERS.

YOUR MORTGAGE WOULD BE REPAID FOR 30 YEAR TERM
YOUR MONTHLY PAYMENT ON THE MORTGAGE WOULD BE
INTEREST FOR FIRST MONTH \$ 8.48 (Decreases Every Month)
PAYMENT ON MORTGAGE PAYMENTS FOR YORKWAY (Decreases Every Month)
1/3 OF YOUR ANNUAL COUNTY TAXES 10.88
E.I.A. RENTANCE 1.80
1/3 OF YOUR FIRE INSURANCE 2.85
YOUR TOTAL MONTHLY PAYMENT ON MORTGAGE \$ 23.12
Balance of income left to you after mortgage payment \$ 28.88

YOUR OTHER EARLY ESTIMATES FOR RUNNING THE HOUSE ARE
COAL, WED. 14 TONS AT \$14.00 PER TON \$ 196.00
WATER USED PER YEAR (AVERAGE) \$ 4.00
ELECTRICITY USED PER YEAR (AVERAGE) \$ 4.00
MAINTENANCE OF PARKS, STREETS, LIGHTS, ETC. \$ 4.00
SEWER RENT \$ 4.00

TOTAL ANNUAL EXPENSES OTHER THAN MORTGAGE \$ 23.12
DIVIDED BY 12 MONTHS SQUARE PER MONTH \$ 1.93
AMOUNT LEFT FROM MONTHLY RENT AFTER PAYING MORTGAGE AND ALL EXPENSES \$ 28.88
Add to this the amount you have paid off (savings) on your mortgage \$ 43.02
YOUR TOTAL MONTHLY PROFIT \$ 65.00

OR YOU CAN LIVE IN ONE APARTMENT RENT FREE AND STILL HAVE A NICE INCOME
SEE THE FURNISHED BUNKER APARTMENT SET FLOOR 2514 YORKWAY
OPEN DAILY-SATURDAY-SUNDAYS-12 NOON TO 7:30 P.M.
Take 26 car to Dundalk and Liberty Parkways walk to end of 2500 block Liberty Parkway (Leeway) turn left on Leeway 1 block, Sample House on corner.

JEROME J. GEBHAUT, Agent
2534 YORKWAY PHONE DUNDALK 1701

PETITIONER'S
EXHIBIT 2

- 2 -

noted

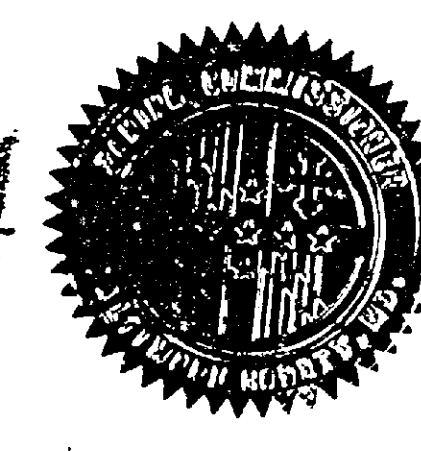
PETITIONER'S
EXHIBIT 8

ORDER RECEIVED FOR FILING
Date 10/16/86
By Rette O. Holliman

[Signature]
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 10/16/86
By Rette J. Solukiewicz

TRUE COPY TEST
J. Robert Haines
ZONING COMMISSIONER OF BALTO. CO.



1

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

PROJECT NO. 12-2-093497

Building Address 2517 York Way

Owner's Name York Park Association

Mailing Address 250 Conneville Road, Harwood Heights, IL 60642

DATE SUBD. 1/12

TENANT

CONTRACTOR Ann Blue Construction Co. 115 New St. Manassas, VA 20108

IS A LIMITED CONTRACT PERMIT FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE? YES

TRANSFER DESCRIPTION 2517 Yorkway + 386' NW of Choptank

A. TYPE OF IMPROVEMENT

1. ☐ NEW ☒ OK ☐ REPAIR ☐ ALTERATION

2. ☐ ZONING PROVISIONALLY APPROVES THIS PERMIT: IF DENIED, THIS PERMIT IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL CONDITION. IF GRANTED, THE PERMIT IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL CONDITION.

3. ☐ OTHER: 2517 YORKWAY

RESIDENTIAL

C. TYPE OF USE

1. ☐ SINGLE-FAMILY RESIDENCE

2. ☐ MULTIFAMILY RESIDENCE

3. ☐ COMMERCIAL

4. ☐ INDUSTRIAL

5. ☐ RECREATION, PLACE OF ASSEMBLY

6. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL

7. ☐ STORE

8. ☐ RESTAURANT

9. ☐ OTHER

10. ☐ PUBLIC UTILITY

11. ☐ SERVICE STATION, REPAIR GARAGE

12. ☐ HOSPITAL, INSTITUTIONAL, RESIDING HOME

13. ☐ OFFICE, BANK, PROFESSIONAL

14. ☐ PUBLIC UTILITY

15. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL

16. ☐ SIGN

17. ☐ STORE

18. ☐ RESTAURANT

19. ☐ OTHER

20. ☐ PUBLIC UTILITY

21. ☐ SERVICE STATION, REPAIR GARAGE

22. ☐ HOSPITAL, INSTITUTIONAL, RESIDING HOME

23. ☐ OFFICE, BANK, PROFESSIONAL

24. ☐ PUBLIC UTILITY

25. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL

26. ☐ SIGN

27. ☐ STORE

28. ☐ RESTAURANT

29. ☐ OTHER

30. ☐ PUBLIC UTILITY

31. ☐ SERVICE STATION, REPAIR GARAGE

32. ☐ HOSPITAL, INSTITUTIONAL, RESIDING HOME

33. ☐ OFFICE, BANK, PROFESSIONAL

34. ☐ PUBLIC UTILITY

35. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL

36. ☐ SIGN

37. ☐ STORE

38. ☐ RESTAURANT

39. ☐ OTHER

40. ☐ PUBLIC UTILITY

41. ☐ SERVICE STATION, REPAIR GARAGE

42. ☐ HOSPITAL, INSTITUTIONAL, RESIDING HOME

43. ☐ OFFICE, BANK, PROFESSIONAL

44. ☐ PUBLIC UTILITY

45. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL

46. ☐ SIGN

47. ☐ STORE

48. ☐ RESTAURANT

49. ☐ OTHER

50. ☐ PUBLIC UTILITY

51. ☐ SERVICE STATION, REPAIR GARAGE

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56. ☐ SIGN

57. ☐ STORE

58. ☐ RESTAURANT

59. ☐ OTHER

60. ☐ PUBLIC UTILITY

61. ☐ SERVICE STATION, REPAIR GARAGE

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63. ☐ OFFICE, BANK, PROFESSIONAL

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68. ☐ RESTAURANT

69. ☐ OTHER

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76. ☐ SIGN

77. ☐ STORE

78. ☐ RESTAURANT

79. ☐ OTHER

80. ☐ PUBLIC UTILITY

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96. ☐ SIGN

97. ☐ STORE

98. ☐ RESTAURANT

99. ☐ OTHER

100. ☐ PUBLIC UTILITY

101. ☐ SERVICE STATION, REPAIR GARAGE

102. ☐ HOSPITAL, INSTITUTIONAL, RESIDING HOME

103. ☐ OFFICE, BANK, PROFESSIONAL

104. ☐ PUBLIC UTILITY

105. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL

106. ☐ SIGN

107. ☐ STORE

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179. ☐ OTHER

180. ☐ PUBLIC UTILITY

181. ☐ SERVICE STATION, REPAIR GARAGE

PK/sf

JRH:scj

PLAT NO.4 OF "DUNDALK"
C.W.B., J.A. 12, FOLIO 63

RAILROAD R/W

20' RESERVATION

14' ALLEY

BLOCK NO. 9

YORKWAY

KENTWAY

LOCATION MAP
SCALE: 1" = 100'

SITE DATA

1. EXISTING ZONING D.R. 10.5
 2. PROPOSED ZONING D.R. 10.5
 3. ALL BUILDINGS SHOWN HEREON ARE EXISTING 2-STORY BRICK APARTMENT BUILDINGS CONTAINING 4-1 BEDROOM UNITS EACH.
 4. PUBLIC WATER AND SANITARY SEWER PRESENTLY SERVE THIS SITE
 5. OFF-STREET PARKING REQUIRED:
60-2 BR UNITS x 1.25 = 75
20-1 BR UNITS x 1.25 = 25
100 PARKING SPACES
- OFF-STREET PARKING PROVIDED: 0 PARKING SPACES

ADDRESS	OWNER	DEED REFERENCE	ACC. #
* 2504 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-12-061010
* 2506 YORKWAY	NATHAN J. WINSLOW ALICE E. WINSLOW	EHK JR 6338-422	12-08-004230
* 2510 YORKWAY	GRIFFITH H. DAVIS	OTG 5280-112	12-10-25250
* 2511 YORKWAY	CARL J. VERSTANDIG DENISE VERSTANDIG	EHK JR 6900-206	12-08-056200
* 2513 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043440
* 2515 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-08-002842
* 2517 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043441
* 2519 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043442
* 2521 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043443
2527 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-18-049050
2529 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-02-073350
* 2605 YORKWAY	LOUIS PUGLESE MARY JOAN PUGLESE	EHK JR 7117-127	12-11-047661
* 2607 YORKWAY	LOUIS PUGLESE MARY JOAN PUGLESE	EHK JR 7105-391	12-01-069120
2609 YORKWAY	JOSEPH R. KAPICHAP	SM 7572 - 350	12-11-001230
* 2611 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-248	12-01-074432
* 2613 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-257	12-01-074431
* 2619 YORKWAY	JOSEPH R. KAPICHAP	SM 7596-244	12-11-047740
* 2625 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-263	12-18-049053
* 2627 YORKWAY	MICHAEL KOZLOWSKI ELIZABETH KOZLOWSKI GLENN WILLIAM DAVIS JOHN JOSEPH DAVIS	EHK JR 6826-204	12-18-049970
* 2629 YORKWAY	MICHAEL KOZLOWSKI ELIZABETH KOZLOWSKI GLENN WILLIAM DAVIS JOHN JOSEPH DAVIS	EHK JR 6726-204	12-18-049111

PRINT DAY

DEC 27 1988

K.C.W. CONSULTANTS, INC.

PETITIONER'S
EXHIBIT 1

* PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING

SITE PLAN

YORK PARK

12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50' OCTOBER 20, 1988 DWG. G-1

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commercentre, Suite 175
Baltimore, Maryland 21208
(301) 484-0963

DEVELOPER:
LANDEX CORPORATION
250 CENTERVILLE RD. BLDG. F
WARWICK, RHODE ISLAND 02886
ATTN: MS. JUDITH SIEGEL
(401) 732-5430

REVISED FRONT SETBACKS, 12/21/88
FINAL SET, 12/6/88